



# Post-Purchase & Investment Considerations

**Project name:** Elysium Bayside  
By TNG Global Foundation | TNG Global Realty Limited





**1. Are there any resale restrictions?**

A: There are generally no restrictions on reselling the property, but certain conditions may apply for short-term rentals.



**2. Can I rent out my unit after purchase?**

A: Yes, owners can lease their units for long-term or short-term rentals.



**3. Will property management services be available?**

A: Yes, professional property management services will be offered.



**4. Is there an exit strategy for investors?**

A: Investors can choose to resell, rent, or leverage the property for financing.



**5. What are the tax implications of owning property in Gibraltar?**

A: Gibraltar has no capital gains tax, inheritance tax, or wealth tax, making it an attractive investment location.



**7. What happens if the project is delayed?**

A: Specific provisions in Article 19. Termination of Purchase Agreement.



**8. Will I need to pay service charges?**

A: Yes, service charges cover maintenance, security, and shared amenities.



**9. How is water conservation managed in the building?**

A: Yes, a professional property management team will oversee maintenance and upkeep.



**10. Who should I contact for post-purchase support?**

A: The property management team will assist with any post-purchase inquiries.



**11. How is property value expected to trend in the coming years?**

A: Property values in Gibraltar are projected to remain stable, with steady demand due to its status as a tax-efficient jurisdiction and a desirable living location.



**12. Can I purchase the property for rental investment purposes?**

A: Yes, Elysium Bayside offers excellent potential for rental investment, either for long-term tenants or vacation rentals.



**13. What are the average utility costs in the development?**

A: The Developer will provide the information later



**14. Is the development covered by a warranty after purchase?**

A: Yes, the property comes with a warranty for structural defects and the quality of construction for a specified period.



**15. Can residents hire a management company to manage their unit?**

A: The developer prefers to engage in-house or appointed professional property management firm to ensure improved technical system risk control and consistent operational standards. Residents may opt to hire an external management company for their individual units; however, they are required to adhere to the building management guidelines and submit the necessary information to the property management team for compliance.



**16. Can the agent rent the unit on behalf of the residents? Or the residents has to get their unit rent through developer property management team?**

A: Residents are permitted to rent their units through an agent and receive rental income directly; however, they must comply with the building management guidelines and provide the necessary information regarding the renter to the property management team.

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## Legal & Financial Considerations

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### **1. Are there any restrictions on short-term rentals (e.g., Airbnb)?**

A: Yes, the maximum length of stay allowed for short-term rentals in Gibraltar is 30 days per stay. This is defined in the Register of Property Occupation Act 2021.



### **2. How does the tax system in Gibraltar benefit property owners?**

A: Gibraltar offers favorable tax conditions, including no capital gains tax, inheritance tax, or wealth tax, benefiting property owners and investors.



### **3. What financing options are available for international buyers?**

A: International buyers can explore mortgage options through local and international banks that operate in Gibraltar.



### **4. Do I need to pay any property-related taxes?**

A: Property owners are subject to annual local rates, but there is no capital gains tax or inheritance tax. CGT will be applied to investors holding more than five properties.

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# Maintenance & Property Management

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**1. Will the developer provide ongoing maintenance services after the project is completed?**

A: Yes, a professional property management team will oversee the building's upkeep and offer residents maintenance services.



**2. What is covered by the service charges?**

A: Service charges typically cover cleaning and maintenance of communal areas, security, landscaping and the operation of amenities which will be updated later by the Developer.



**3. How is the building's exterior maintained?**

A: The property management team will ensure regular maintenance of the building's exterior, including cleaning and repairs as needed.



**4. Will there be any upgrades to the property's facilities in the future?**

A: Future upgrades are planned to enhance the living experience, though these will be communicated to residents in advance.



**5. Can I hire my own contractors for interior renovations?**

A: Residents may hire contractors for interior work, but they must adhere to the development's guidelines and obtain necessary approvals from the property management team.



**6. How can the developer bill the residents on electricity and water (hot & cold)?**

A: Monthly consumption payment request (electric, water supply, service fee...) shall be collected via the property management team.



**7. How much is the monthly parking fee?**

A: The Developer will provide the information later



# Investment in Gibraltar

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### **1. Why is Gibraltar considered a favorable location for investment?**

A: Gibraltar offers a stable political environment, favorable tax rates, and proximity to both Europe and Africa, making it an attractive location for investment.



### **2. Are there tax incentives for foreign investors in Gibraltar?**

A: Yes, Gibraltar offers tax advantages, including no capital gains tax, inheritance tax, or wealth tax, along with low corporate tax rates.



### **3. Can I buy property in Gibraltar as a non-resident?**

Yes, non-residents can purchase property in Gibraltar without any restrictions, making it an ideal place for foreign investors.



### **4. Are there any restrictions on property ownership for foreigners in Gibraltar?**

A: No, there are no restrictions on property ownership for foreigners. Investors from around the world can buy property in Gibraltar.



### **5. How does Gibraltar's tax system benefit property investors?**

A: Gibraltar has a favorable tax regime with no capital gains tax, inheritance tax, or wealth tax, which makes property investment more profitable for long-term investors.



### **6. What is the average rental yield for properties in Gibraltar?**

A: Rental yields typically range from 3% to 5%, depending on the type of property, location, and current market conditions.



### **7. How stable is the property market in Gibraltar?**

A: The property market in Gibraltar is relatively stable, driven by demand for both residential and commercial properties, along with limited land availability.



### **8. Can property investors in Gibraltar benefit from capital appreciation?**

A: Yes, given the limited supply of properties and strong demand, investors can expect moderate to good capital appreciation over time.



### **9. What are the financing options available for foreign investors in Gibraltar?**

A: International and local banks offer mortgage options for foreign investors, although the terms and conditions may vary depending on the investor's financial situation.



### **10. How is the demand for property in Gibraltar influenced by the economy?**

A: Gibraltar's economy is strong, driven by finance, gaming, tourism, and shipping industries, which ensures steady demand for both residential and commercial properties.



### **11. Is it possible to achieve high rental income from short-term rentals in Gibraltar?**

A: Short-term rental properties, particularly those near tourist attractions or in prime locations, can generate strong rental income, though regulations must be followed.



### **12. What are the risks involved in property investment in Gibraltar?**

A: While the property market is generally stable, risks include fluctuating demand, economic downturns, and regulatory changes affecting rental or property use.



### **13. Can I set up a business in Gibraltar as part of my investment strategy?**

A: Yes, Gibraltar is a hub for business, particularly in sectors like finance, technology, and gaming, with low corporate tax rates making it a favorable location for setting up a company.



### **14. What are the key industries driving investment in Gibraltar?**

A: Gibraltar's key industries include finance, gaming, online betting, shipping, tourism, and technology, with a growing focus on fintech and blockchain.



### **15. What are the main benefits of holding property in Gibraltar for tax planning?**

A: Property owners in Gibraltar benefit from the absence of capital gains tax, inheritance tax, and wealth tax, which is highly advantageous for tax-efficient portfolio management.



### **16. How is Gibraltar's real estate market expected to perform in the coming years?**

A: The real estate market in Gibraltar is expected to continue performing well, with moderate price increases driven by demand for both residential and commercial spaces.



### **17. Is it possible to resell property quickly in Gibraltar?**

A: Yes, the property market in Gibraltar tends to be liquid, particularly for well-located properties, although reselling speed depends on market conditions and buyer interest.



## **FOR MORE INFORMATION**

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